



WOODS
CROSS
INDUSTRIAL



PROPERTY SUMMARY

2119 S 1200 W, WOODS CROSS, UT 84087

INDUSTRIAL WAREHOUSE SPACE FOR LEASE

BUILDING B, UNIT 101, UNIT 102

PRES E NTED BY



ANDY
GUNTHER

andy@futrcommercial.com

www.futrcommercial.com | 801.541.6820





TRANSFORM YOUR
OPERATIONS - SECURE
OUR PREMIUM INDUSTRIAL
WAREHOUSE SPACE NOW!



Offering modern facilities with an unbeatable location, this space is uniquely configured to streamline your logistics and boost operational efficiency. With flexible lease terms and a ready-to-move-in facility, it's an opportunity you can't afford to miss. Tap into the potential of this prime real estate and give your business the vital edge it needs to thrive.

GALLERY

PROXIMITY MAP

Joe
D
ark
ope
nd

13
MINS
SLC INT. AIRPORT



3
MINS
I-15 INTERSTATE



Magna

West
Valley City

Kearns

West Jordan

South Jordan Sandy

Herriman

Riverton Draper

31
MINS
SILICONE SLOPES - LEHI



Layton
Kaysville

Farmington

Centerville

Bountiful

Woods Cross

North Salt Lake

Salt Lake City

South
Salt Lake

Murray

Emigration
Canyon

Summit Park

S

14
MINS
DOWNTOWN
SALT LAKE CITY



Solitude
Brighton

Alta

26
MINS
BIG COTTONWOOD
CANYON



Highland

Lehi
American Fork

Sundance

Enterprise

45
MINS
PARK CITY

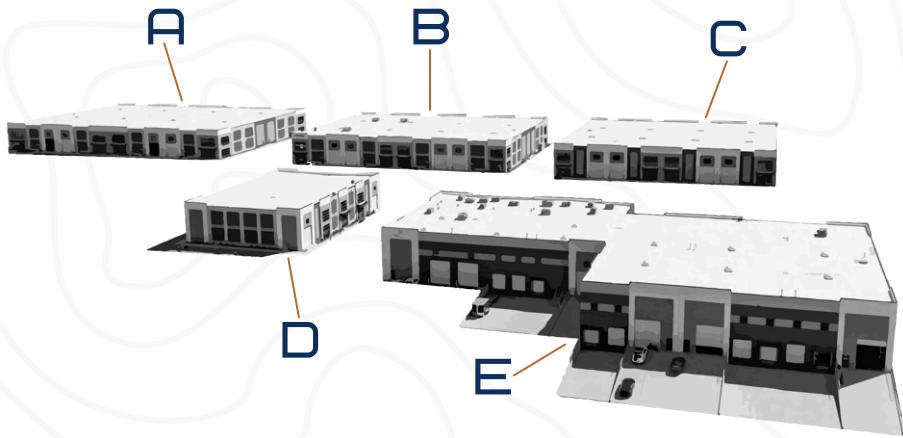


EASY ACCESS



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SITE MAP



B U I L D I N G	-	A	LEASED
B U I L D I N G	-	B	9,042 SF
B U I L D I N G	-	C	LEASED
B U I L D I N G	-	D	LEASED
B U I L D I N G	-	E	LEASED



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WHAT'S NEARBY?



WOODS CROSS INDUSTRIAL LOCAL FAVORITES

- BLACK BEAR DINER
- HUNGRY HAWAIIAN
- CUBBY'S
- MOD PIZZA
- COSTA VIDA
- ROBINTINO'S
- CAFE RIO
- ZAO CAFE
- CAFE ZUPPAS
- DAIRY QUEEN
- WALGREENS
- SWEETO BURRITO
- APOLLO BURGER
- R&R BBQ
- SMITH'S
- MO' BETTAS
- OLIVE GARDEN
- LEE'S MARKETPLACE



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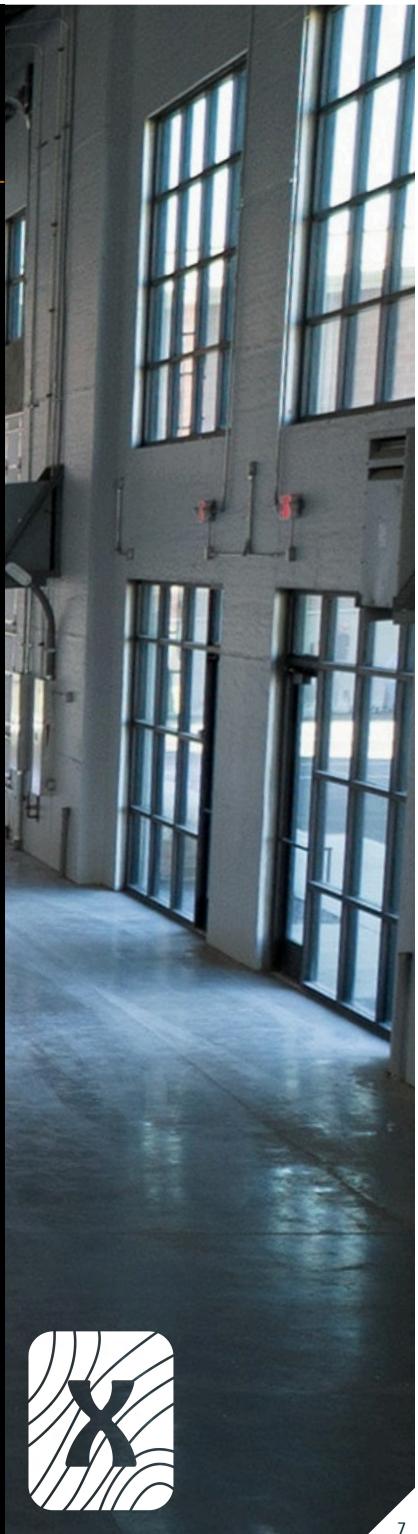
**WOODS
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PROPERTY FEATURES

- AFFORABLE RATES
- 1/4 MILE TO I-15
- MINS FROM WOODS CROSS AIRPORT
- GENEROUS TI ALLOWANCE AVAILABLE
- MINS FROM I-215
- BY MAJOR RETAIL, DINING, & LODGING
- MULTIPLE ENTRY POINTS
- MINS FROM SLC AIRPORT
- MINS FROM I-15
- MINS FROM LEGACY PARKWAY

With its strategic location and superior facilities, this leasing opportunity offers your business the tools it needs to excel in a competitive marketplace.



WOODS CROSS INDUSTRIAL

ASK ABOUT FORKLIFT & RAMPING SYSTEMS

BAY DOORS
ONLY, NO
DOC-HIGH
DOOR



PORTABLE LOADING RAMP



PHOTO IS AN EXAMPLE ONLY

Warehouses are constantly shipping and receiving a variety of consumer goods and other products. A portable loading ramp is a great addition to any warehouse even if it already has a dedicated loading bay as they can create an additional loading area to meet the demand of busy seasons. A portable loading ramp can be easily transported and set in any area a truck, van, or other transport vehicle can access.

This makes it easy for warehouse personnel to drive a forklift or move a pallet jack directly onto the vehicle, ensuring safe & efficient picking and placement of pallets.

FORKLIFT TRUCK



PHOTO IS AN EXAMPLE ONLY

Forklifts are one of the tiniest pieces of drivable gear on the market today, making them ideal for warehousing operations. They're small enough to fit in tight spaces like racking isles, and they're easy to maneuver in different directions. It's also worth noting that, depending on the forklift, many can carry loads up to 35,000 pounds, making them excellent for transporting enormous pallets around the warehouse. Furthermore, forklift trucks provide convenience, increase productivity, and they are dependable.

CAN BE NEGOTIATED

AVAILABILITY

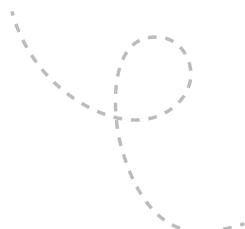
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LOCATION	BUILDING B 2193 S 1200 W, WOODS CROSS, UT 84087
SF / COST	RATES AVAILABLE UPON REQUEST, CONTACT ANDY GUNTHER
STATUS	UNIT 101 - 3,256 SF AVAILABLE, UNIT 102 - 5,806 SF AVAILABLE
AMENITY	MINS FROM AIRPORTS & MAJOR INTERSTATE HIGHWAYS

SPACE PLAN



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BUILDING B

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